

FOR LEASE

DOBBINS BUILDING

DOWNTOWN VEGREVILLE RETAIL/OFFICE OPPORTUNITY

NAICommercial



5127 - 50 STREET | VEGREVILLE, AB | RETAIL & OFFICE

PROPERTY DESCRIPTION

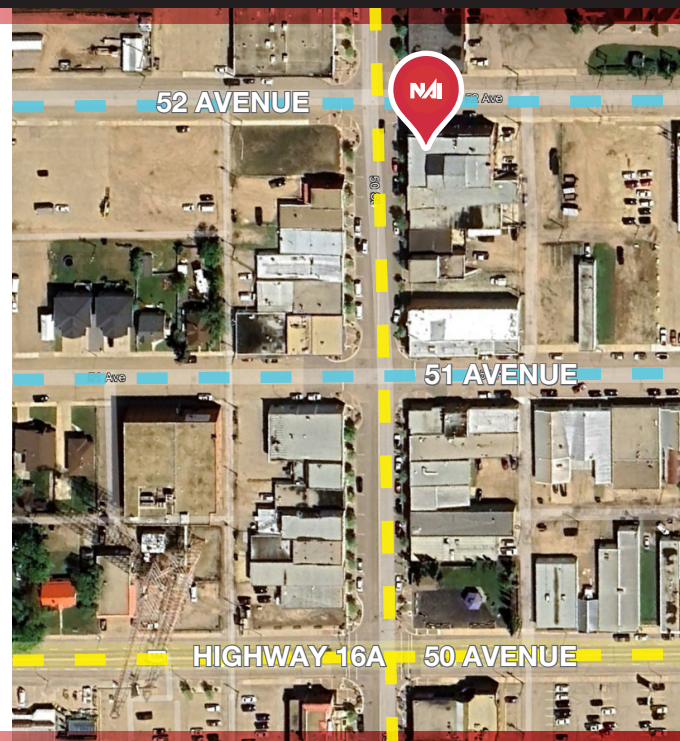
- » Main floor office / retail units in the heart of downtown Vegreville
- » ±820 sq.ft. retail; ±1,400 sq.ft. office and ±6,070 sq.ft. basement available
- » Onsite parking and street parking available
- » Excellent corner location with exposure to 50th Street and 52nd Ave

DON ROBINSON

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

AREAS AVAILABLE	± 820 Sq. Ft. (Office) ± 1,400 Sq. Ft. (Retail) ± 6,070 Sq. Ft. (Basement)
LEGAL DESCRIPTION	Plan RN66, Block 9, Lots 5 & 6
ZONING	C1 (Central Commercial District)
NET LEASE RATE	\$10.00/sq.ft./annum (Retail) \$8.00/sq.ft./annum (Office) \$8.00/sq.ft./annum gross (Basement)
OPERATING COSTS	\$5.32 sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (natural gas, electricity and water).
LEASE TERM	3-10 years



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